

\$865,000 - 74 Walnut Drive Sw, Calgary

MLS® #A2259786

\$865,000

4 Bedroom, 2.00 Bathroom, 1,229 sqft

Single Family on 0.14 Acres

Wildwood, Calgary, Alberta

Back on the market due to FINANCING.

Welcome to 74 Walnut Drive SW, a spacious and thoughtfully updated bungalow in the heart of Wildwood. The kitchen is designed to make everyday life easier, featuring a skylight for natural light, granite countertops, custom cabinetry with under-cabinet lighting, a built-in wine rack, and a large peninsula with bar seating, ideal for casual meals and family conversations. French doors from the dining area open to the backyard, creating an effortless indoor-outdoor flow for barbecues and gatherings. The living room is anchored by a gas fireplace with custom built-ins and wired sound, offering a comfortable space to unwind, while refinished hardwood floors bring warmth and durability throughout the main level. Three bedrooms and a full bathroom complete the main floor. Downstairs, a fully finished basement adds flexibility with a spacious rec room, workout area, fourth bedroom, flexible open space that could serve as an office, second full bathroom, laundry, and generous storage. Outside, the private backyard is framed by mature trees, a large deck, and raised garden beds, perfect for kids, pets, or quiet evenings outdoors. An attached garage, updated windows and doors, and modern electrical panel add everyday convenience. Life in Wildwood enhances your routines and weekends alike. Walk the kids to school, bike to work, or explore nearby Edworthy Park and the Douglas Fir Trail. Evenings can be spent at the community association's rinks, courts,



and playgrounds, where neighbours quickly become friends. With quick access to both downtown and the mountains, this home offers a lifestyle thatâ€™s as practical as it is enjoyable. (id:6289)

Built in 1956

Essential Information

Listing #	A2259786
Price	\$865,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,229
Acres	0.14
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	74 Walnut Drive Sw
Subdivision	Wildwood
City	Calgary
Province	Alberta
Postal Code	T3C3H3

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, French door, No Smoking Home
Parking Spaces	3
Parking	Attached Garage, Street
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Range, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Concrete, Stone, Vinyl siding
Exterior Features	Garden Area, Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker



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